

51-80-23-02-000 D

51-80-22-11-001 D

SURVEY FOR ZEMBA FARMS LTD.

AUDITORS PARCEL NUMBERS

51-51-80-22-10-000 (ALL-88.617 AC.), 51-51-80-22-11-001 (ALL-2.941 AC.),
51-51-80-22-13-001 (ALL-0.352 AC.), 51-51-80-22-27-000 (ALL-0.496 AC.),
51-51-80-23-01-000 (ALL-22.901 AC.), 51-51-80-23-02-000 (ALL-16.085 AC.),
51-51-80-23-12-001 (ALL-2.557 AC.), 51-51-80-23-13-000 (ALL-3.020 AC.)

BEING ALL OF THE REMAINDER OF THE PARCELS
CONVEYED TO ZEMBA FARMS LTD IN DEED VOLUME
1141, PAGE 545; DEED VOLUME 1141, PAGE 547;
DEED VOLUME 1141, PAGE 549; AND IN DEED
VOLUME 1141, PAGE 543. SITUATED IN THE
NORTHWEST AND SOUTHWEST QUARTERS OF SECTION
22 AND THE NORTHEAST AND SOUTHEAST QUARTERS
OF SECTION 23, TOWNSHIP 1, RANGE 6, OF THE
UNITED STATES MILITARY LANDS, PERRY TOWNSHIP,
MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE PLANE
COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE
GRID, DERIVED FROM A GPS OBSERVATION.

SCOTT A. & CYNTHIA K. MERRY
O.R. 1930, PG. 874

NOTE 1:
STEPHEN P. ZEMBA AND SUSAN A. ZEMBA
QUIT-CLAIMED THE REAL PROPERTY AS
DESCRIBED IN: DEED VOL. 1141, PG. 543; DEED
VOL. 1141, PG. 545; DEED VOL. 1141, PG. 547;
AND DEED VOL. 1141, PG. 549 TO ZEMBA
FARMS LTD AS RECORDED IN O.R. VOLUME 2115,
PAGE 218.

NOTE 2:
FLOOD ZONE A (NO BASE FLOOD ELEVATION) IS
GRAPHICALLY PLOTTED FOR REFERENCE ONLY.
THE EXACT LOCATION CAN ONLY BE DETERMINED
BY AN ELEVATION CERTIFICATE.

RANDI & RICHARD TYO
O.R. 1953, PG. 904

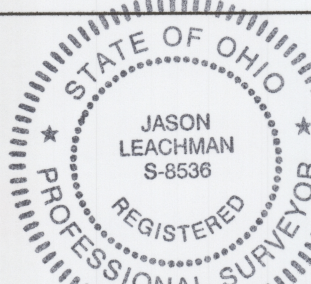
RANDY L. & PAMELA I. PYLE
DEED VOL. 1129, PG. 116

LEGEND

- EXISTING IRON PIN
- IRON PIN SET (5/8" REBAR W/ CAP)
- ANGLE POINTS

SCALE 1"=200'
0 100 200 400

DESCRIPTION
APPROVED
By: *[Signature]*



THIS PROPERTY IS SUBJECT TO ALL APPLICABLE
EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS,
WHETHER RECORDED OR IMPLIED. THIS PLAT,
PREPARED IN ACCORDANCE WITH CHAPTER
4733-37 OF THE ADMINISTRATIVE CODE, IS
INTENDED FOR THE LEGAL TRANSFER OF THE
PROPERTY SHOWN AND DOES NOT INTEND TO
SHOW ANY OR ALL OF THE EASEMENTS, RIGHT
OF WAYS, RESTRICTIONS OR ENCROACHMENTS
UNLESS OTHERWISE INDICATED.

I, JASON LEACHMAN, HEREBY CERTIFY TO
THE BEST OF MY KNOWLEDGE AND BELIEF THE
ABOVE PLAT AND SURVEY TO BE CORRECT AS
PREPARED BY ME THIS 15th DAY OF FEBRUARY,
2019, FROM A FIELD SURVEY COMPLETED THE
14th DAY OF FEBRUARY, 2019.

NOT RECORDABLE

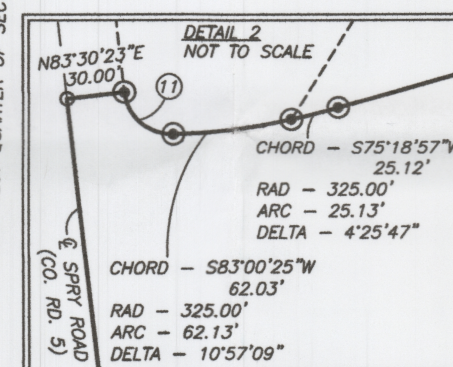
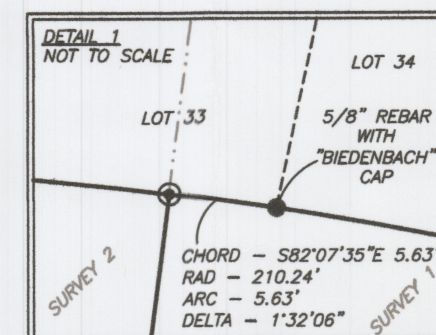
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536

BASELINE SURVEYING, INC.
3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BE@briohio.com

DRAWN BY: JWL DATE: 02-15-19 SCALE: 1"=200'
CHECKED BY: MDN JOB NO: 6158 DRAWING NO:
Z:\4996\6158.dwg

SURVEY 1
ZEMBA FARMS LTD.
DEED VOL. 1141, PG. 545
111.518 ACRES TOTAL

- N09°30'03"W 56.34' (56.47' DEED)
- N49°46'31"W 37.29' (41.63' DEED)
- N57°53'42"W 180.34' (180.26' DEED)
- N34°16'05"W 100.45'
- N03°30'57"W 111.20'
- N07°21'36"E 20.01'
- CHORD - S77°17'49"E 40.76' TOTAL
RAD - 210.24'
ARC - 40.82'
DELTA - 11°07'29"
- CHORD - N87°02'04"E 140.91'
RAD - 166.39'
ARC - 145.51'
DELTA - 50°06'09"
- CHORD - N78°55'01"E 158.55'
RAD - 375.00'
ARC - 159.75'
DELTA - 24°24'36"
- CHORD - S85°34'26"E 100.94'
RAD - 875.00'
ARC - 101.00'
DELTA - 6°36'48"
- CHORD - S49°00'25"E 33.80'
RAD - 25.00'
ARC - 37.11'
DELTA - 85°03'21"
- CHORD - N80°47'32"E 86.99' TOTAL
RAD - 325.00'
ARC - 87.25'
DELTA - 15°22'56"
- CHORD - N85°37'56"E 83.94'
RAD - 210.24'
ARC - 84.50'
DELTA - 23°01'48"



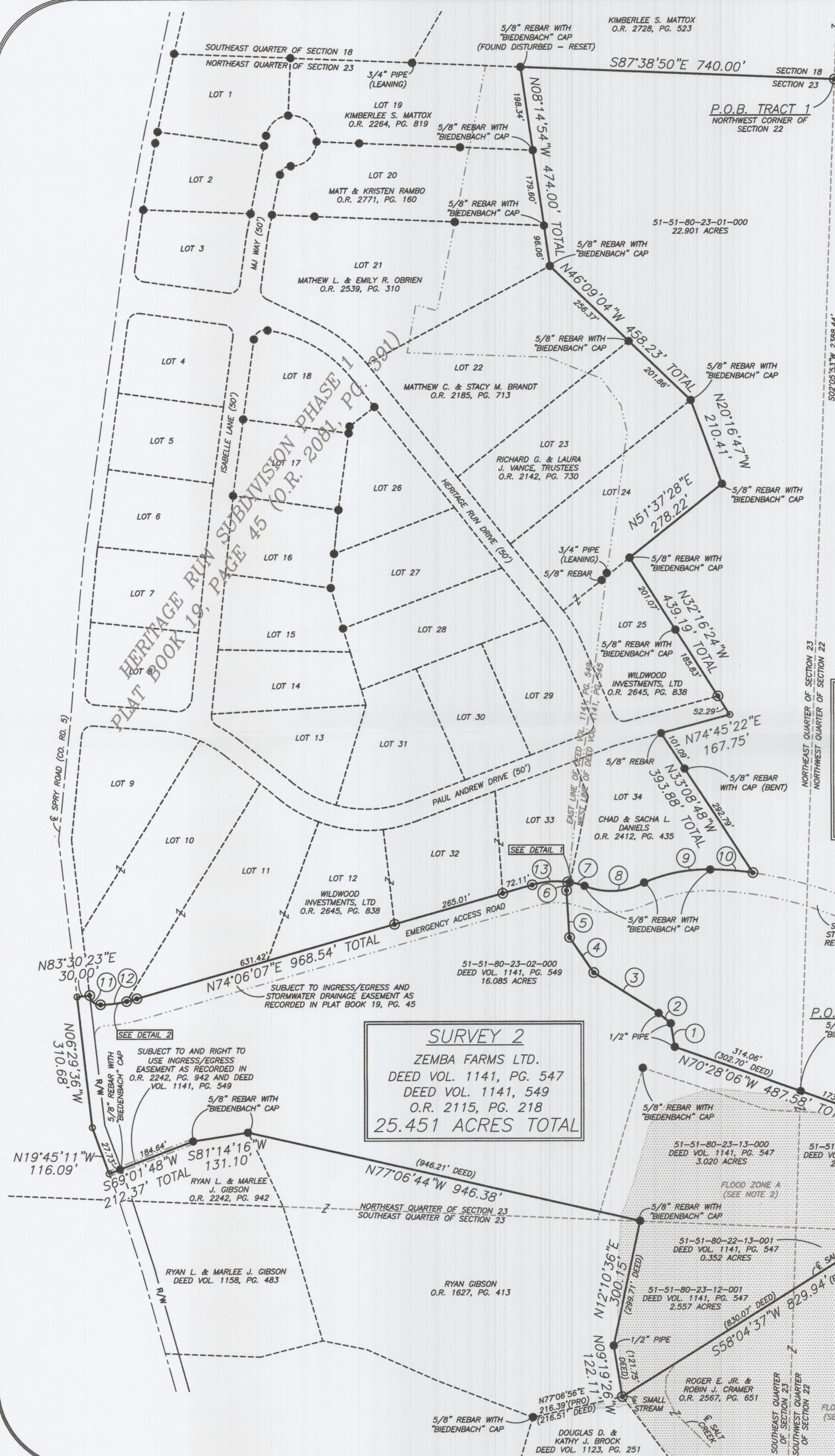
SUBJECT TO INGRESS/EGRESS AND
STORMWATER DRAINAGE EASEMENT AS
RECORDED IN PLAT BOOK 19, PG. 45

P.O.B. TRACT 2

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 69.695± AC. PARCEL
COMPLETED MARCH 27, 1991 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 121.422± AC. PARCEL
COMPLETED JAN. 6, 1978 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.482± AC. PARCEL
COMPLETED MARCH 28, 1991 BY W.J. BIEDENBACH PS5748
PREVIOUS SURVEY OF A 3.068± AC. AND A 6.904± AC. PARCEL
COMPLETED JULY 8, 1996 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 1.094± AC. PARCEL
COMPLETED AUG. 30, 1996 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 8.56± AC. PARCEL
COMPLETED SEPT. 2001 BY D.R. DAVIS PS7972
PREVIOUS SURVEY OF A 9.972± AC. PARCEL
COMPLETED MAY 8, 1996 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 73.766± AC. PARCEL
COMPLETED NOV. 7, 2014 BY B.K. McKEE PS8517
PLAT BOOK 19, PAGE 45
MUSKINGUM COUNTY GIS

SURVEY 2
ZEMBA FARMS LTD.
DEED VOL. 1141, PG. 547
DEED VOL. 1141, 549
O.R. 2115, PG. 218
25.451 ACRES TOTAL



NORTHWEST QUARTER OF SECTION 23

SUBJECT TO INGRESS/EGRESS AND
STORMWATER DRAINAGE EASEMENT AS
RECORDED IN PLAT BOOK 19, PG. 45

FLOOD ZONE A
(SEE NOTE 2)